

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HOPKINS RD, ARLINGTON

## OWNERSHIP

Owner 1:	KLINE SUSAN B		
Owner 2:	SHULMAN STEVEN		
Owner 3:			
Street 1:	14 HOPKINS ROAD #1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	KLINE SUSAN B -		
Owner 2:	-		
Street 1:	14 HOPKINS ROAD #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	449,500			449,500
Total Card	0.000	449,500			449,500
Total Parcel	0.000	449,500			449,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		370.87	/Parcel: 370.87

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	449,500	0	.		449,500		Year end	12/23/2021
2021	102	FV	436,400	0	.		436,400		Year End Roll	12/10/2020
2020	102	FV	467,200	0	.		467,200	467,200	Year End Roll	12/18/2019
2019	102	FV	492,100	0	.		492,100	492,100	Year End Roll	1/3/2019
2018	102	FV	435,000	0	.		435,000	435,000	Year End Roll	12/20/2017
2017	102	FV	396,400	0	.		396,400	396,400	Year End Roll	1/3/2017
2016	102	FV	396,400	0	.		396,400	396,400	Year End	1/4/2016
2015	102	FV	366,200	0	.		366,200	366,200	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

[illegible]

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 102 Condo	Prime NB Desc CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	6	- Stucco	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BK:20466 PG:306 648-2534, Building Number 1.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1915	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	38.849998474
Name:	69 - 7027

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	5			BR:s	2		Baths:	1		HB	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	AV - Average	31.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
Total:		31.0

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	415.826
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651453
Depreciation:	201950
Depreciated Total:	449503

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,212	415.830	503,98
Net Sketched Area:		1,212	Total:	503,98
Size Ad	1212 Gross Area	1212	FinArea	1212

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
1						
1						
2						

## IMAGE

**AssessPro** Patriot Properties, Inc

